

GATTON SHIRE COUNCIL

THE FOLLOWING POLICIES WERE ADOPTED BY COUNCIL ON THE  
9TH MARCH, 1983.

- .. POLICY ON REZONING APPLICATIONS
- .. POLICY ON SUBDIVISIONAL REQUIREMENTS FOR  
ENGINEERING SERVICES.
- .. POLICY ON MINIMUM AREA AND FRONTAGES FOR SUBDIVISIONS.
- .. POLICY ON COLOUR CODING FOR SHIRE PLAN ZONES.

W.B. MEAD  
SHIRE CLERK



POLICY ON REZONING APPLICATIONS

(To be read in conjunction with Council Policy on Sub-division Requirements and Subdivision By-laws 440 - 460)

This Policy Statement sets forth the guide lines Council will consider when assessing an application for rezoning and also subdivision in the Shire area.

(1) RESIDENTIAL LOW DENSITY

This zone is for the normal detached family dwelling in a town area. The minimum area for subdivision is 600m<sup>2</sup> and the factors Council will consider are:-

- (a) The pattern of internal streets and roads, external access roads and their widths and ability to carry the additional volume of traffic generated by the subdivision.
- (b) Traffic safety and any capacity problems of intersections affected by the proposal.
- (c) The availability and acreage of currently zoned land and demand for such land. Generally not more than five years supply of land to be on the market at any one time. The required supply to be based on current building approvals, allowing for a 3% per annum increase.
- (d) The availability of water supply, sewerage and electricity.
- (e) Proximity to schools, shops, transport and open space.
- (f) Whether any deleterious effect on the environment would be occasioned by the implementation of the proposal.
- (g) Whether the site suffers from any physical constraints e.g. steepness, drainage problems or flooding.
- (h) Proximity to incompatible uses e.g. industry, intensive animal holdings, etc.
- (i) Where conditions are imposed on the rezoning, external to the land involved, a zoning agreement will be executed prior to the submission to the Department for gazettal.
- (j) Where sewerage is not available the minimum lot area of land shall be 800m<sup>2</sup>. This is to minimise septic disposal problems.
- (k) Where subdivision of the rezoned land is to be in stages, the construction conditions will be those conditions current at the time of stage subdivision.

(2) RESIDENTIAL MEDIUM DENSITY (800m<sup>2</sup> MINIMUM AREA)

- (a) The factors to be considered are complimentary and similar to low density requirements, with the emphasis on proximity to transport, shops and demand for higher density accommodation.
- (b) Whether the project is suitable for the proposed title arrangements (Group, Strata or Fee Simple)
- (c) Whether the subject land can be developed in accordance with the requirements of Division 3c of Part 3 Chapter 28 - Town Planning By-laws of the Council. These provisions include landscaping, car parking and other site specifications.
- (d) Compatability with the surrounding neighbourhood.



(2) Residential Medium Density - continued:

(e) Population density in this zone is to be limited to 150 persons per hectare, the intention is to give Council control over buildings in the zoned area.

(f) Council discourages spot rezoning where there is conflict with the surrounding zone.

(g) Where group title or strata title units are involved Headworks charges shall be levied on each unit rather than on each lot.

In general Council will examine the proposal with a view to encouraging the consolidation of an urban area from the centre of towns outwards, rather than periphery development.

(3) VILLAGE ZONING (3000m<sup>2</sup> MINIMUM AREA)

This zoning is restricted to those centres which are largely self contained in terms of services such as Withcott, Ma Ma Village, Murphy's Creek and Winwill. It is not intended that this zoning be used for newer type subdivisions, but as an adjunct to existing villages, unless the proposal is self contained with services to the extent considered necessary by Council.

A village rezoning is to be excised only from rural zones and is not to be in proximity to existing towns.

(4) FUTURE URBAN (10ha MINIMUM AREA)

This zoning is for the outskirts of towns. It is a "holding zone" the minimum is such that each parcel may be separately developed into other type zones at a later date. A typical use would be to zone land which is beyond the five year projection mentioned in zone (1). This land may be developed for any urban purpose.

(5) RURAL CONSERVATION (100ha MINIMUM AREA)

Council policy in this zone is to minimise development and housing as the area is environmentally sensitive to landslip, erosion, bush fires and tree clearing. The zone is confined to steep slopes, (slope generally greater than 20%). A typical example is the escarpment of the range. See also (8) and (9). Any rezoning in this zone may require, prior to advertisement, a supporting land utilisation and stability study.

(6) RURAL GENERAL FARMING (40ha. MINIMUM AREA)

This zone is the 'dry' farming land, characterised by a lack of irrigation water and is used mainly for dry cropping and stock depasture. Hobby farm and rural residential or village rezonings may be limited to coming from this zone, which is shown on the Shire Plan maps.

(7) RURAL AGRICULTURE (16ha. MINIMUM AREA)

This zone is generally confined to vegetable and small crop areas that can be supplied from underground or surface water storage. This zone is restricted to full time, bona fide farming pursuits. Smaller than 16ha. subdivision is not allowed in this zone.



(8) RURAL HOBBY FARMING "A" (4ha. MINIMUM AREA)

This 4ha. or 10 acre zone is for part time farming and is derived from Rural General Farming and Rural Conservation zones, where it can be shown that at least 2ha. of contiguous land has a slope less than 15%. Generally confined to areas abutting bitumen roads. As mentioned in (5) a land utilisation and stability study may be required.

RURAL HOBBY FARMING "B" (2ha. MINIMUM AREA)

This zoning is not shown on the Shire Plan maps and is drawn from the Rural General Farming, Hobby Farming "A" and those areas where the crossfall on 50% of the lot does not exceed 15%. Factors Council considers regarding applications for this zone concern proximity to services, such as school bus routes and the suitability of access roads. Generally these zonings are confined to areas abutting existing bitumen roads, to minimise servicing costs.

(9) RURAL RESIDENTIAL "A" (1ha MINIMUM AREA)

This zoning is confined to rural zones and is applicable to lots less than four in number generally if the proposal is not supported by public access to a town water supply, or water supply satisfactory to Council. (It is not Council Policy to see subdivisions greater than four lots develop to form isolated communities in rural areas.) Factors considered by Council are access to bitumen road, topography, the character of the ground ( tree studded, swampy, clayey etc.), proximity of services (e.g. bus or train), availability of services (power, water, roads, telephone, postal services), shape of lots, environment factors, such as land slip, erosion, fire, catchment area. In general lots are to have gentle slopes (less than 15% slope) and to be not far removed from Shire towns. This is to minimise future servicing problems. Should a proposal be forwarded that concerns more than four contiguous lots, Council will consider some form of public water supply, other than a roof water supply, essential and any rezoning shall be supported by evidence to this effect.

RURAL RESIDENTIAL "B" (3ha MINIMUM AREA)

Similar to Rural Residential "A", this zone is not meant for isolated and large lot numbers and is confined to the rural zones. Council will consider all the factors enumerated in Rural Residential "A" and at least 1000m<sup>2</sup> of the lot shall have a slope less than 15% which is suitable for a house site. Should large lot numbers (greater than four) be proposed Council will consider some form of public water supply, other than a roof supply, to be essential. Any rezoning application shall be supported by evidence to this effect. Should the proposal be in a Rural Conservation Zone, any land with a crossfall greater than 20% is to remain zoned as Rural Conservation.

In all rural hobby farming and rural residential zonings, to encourage occupation and discourage speculation, Council prefers stage zoning. Once it is demonstrated that 25% of the zoned stage has houses erected thereon, council will consider zoning a further stage.

In all Hobby Farming and Rural Residential zones, a general condition is that new allotments shall have a suitable house site with practical access to a bitumen road. Fifty per cent of the lot should have a contiguous area with a slope less than 15%, where steeper than 20% slopes prevail a conservation zoning is deemed appropriate. Council will take into account practical access to the area being rezoned in relation to roads external to the estate. Rural residential zonings are not to be applied in the Redbank Creek catchment area, where the proposal may effect the town water supply.



(10) BUSINESS

As the name implies, this zoning is confined to commercial uses as defined in the table of zones in the Shire Plan. The zone is used in towns and if possible bulked together in central areas rather than in isolated units.

INDUSTRY ZONINGS

- (11) LIGHT INDUSTRY (2000m<sup>2</sup> MAXIMUM AREA - APPENDIX 9 SHIRE PLAN)
- (12) GENERAL INDUSTRY (AS DEFINED IN THE TOWN PLAN)
- (13) HEAVY INDUSTRY (APPENDIX 6 SHIRE PLAN)
- (14) HAZARDOUS INDUSTRY ( APPENDIX 5 SHIRE PLAN)

The intention of the industrial zonings is to group all compatible uses that have inherent nuisances such as visual problems, noise, smell and smoke emissions and environmental problems such as wastes of all sorts that pollute the air, land or water.

Industry in general is not compatible with residential living and this is why it is segregated into industrial estates.

Council will examine a proposal for industry in terms of compatibility with surrounding areas, availability of rail or road for transshipping, proximity to town(s) and availability of water, sewerage or septic and electricity. The services required are spelt out at the subdivision stage as conditions of approval of subdivision. Waste disposal is usually a condition attached to the building or buildings approval.

(15) OPEN SPACE

This zoning is self-explanatory and the zone serves as a park and breathing area or recreational area, anything not compatible with this intention is prohibited.

(16) SPECIAL PURPOSE

This zoning is for public purposes such as fire stations, public utilities, churches, schools etc. and is broadly defined.

(17) ONE LOT SUBDIVISION (Refer to By-law 444(c))

a) Council will consider a one lot subdivision in any zone, using their discretion under By-law 444. More than one lot subdivision will require rezoning.

b) An external road condition may be required on a one lot rezoning.

## POLICY ON MINIMUM AREAS AND FRONTAGES

TABLE 1. Minimum areas and frontages.

Column 1	Column 2	Column 3
Zone	Minimum Area	Minimum Frontage to a road
(i) Residential Low Density	600 square metres	18 metres
(ii) Residential Medium Density	800 square metres	20 metres
(iii) Village	3000 square metres	35 metres
(iv) Future Urban	10 hectares	200 metres
(v) Rural Conservation	100 hectares	200 metres
(vi) Rural General Farming	40 hectares	200 metres
(vii) Rural Agriculture	16 hectares	200 metres
(viii) Rural Hobby Farming .. A	4 hectares	125 metres
(ix) Rural Hobby Farming .. B	2 hectares	70 metres
(x) Rural Residential	1 hectare	60 metres
(xi) <span style="background-color: #e0e0e0;">[REDACTED]</span>	<span style="background-color: #e0e0e0;">[REDACTED]</span>	<span style="background-color: #e0e0e0;">[REDACTED]</span>
(xii) Business	250 square metres	6 metres



## POLICY ON COLOUR CODING FOR TOWN PLAN ZONES

TABLE 2. - Colour Coding for Town Plan Zones.

Zone No.	Zone Name	Colour Code
1	Residential Low Density	Pink
2	Residential Medium Density	Red
3	Business	Blue
4	General Industry	Dark Purple
5	Light Industry	Light Purple
6	Heavy Industry	Dark purple with black hatch
7	Noxious and Hazardous Industry	Light purple with black hatch
8	Special Purpose	Yellow
9	Special Purpose (State Forests & Timber Reserves)	Yellow with green border
10	Open Space	Green
11	Rural Conservation	Khaki
12	Rural General Farming	Light Brown
13	Rural Agriculture	Dark Brown
14A	Rural Hobby Farming.. A	Terra-cotta
14B	Rural Hobby Farming.. B	
15	Rural Residential	Terra-cotta with black hatch
16	Future Urban	Orange
17	Village	Pink with blue border